



**MEMO TO:** Planning and Public Works Committee of the Whole

**FROM:** Cathy Beam, AICP, Principal Planner

**DATE:** April 16, 2019

**SUBJECT:** Shoreline Master Program Periodic Update

**I. PURPOSE** ☐ For Info Only ☐ Potential Agenda Item ☒ Scheduled for Council Action

**II. RECOMMENDATION**  
To be placed on the May 7, 2019, City Council meeting agenda for action.

**III. DEPARTMENT CONTACTS**  
Erika Vandenbrande, Director, Planning, and Community Development, 425-556-2457  
Carol Helland, Deputy Director, Planning and Community Development, 425-556-2107  
Cathy Beam, AICP, Principal Planner, 425-556-2429

**IV. DESCRIPTION/BACKGROUND**  
Shoreline Master Programs (SMPs) are local land use policies and regulations that guide the use of Washington shorelines. These policies and regulations function as an overlay to underlying land use and zoning. The shoreline jurisdiction defines the extent of this overlay. In Redmond, this jurisdiction is roughly 200 feet landward of Bear Creek, Evans Creek, the Sammamish River and Lake Sammamish. These four areas are defined in state law and are considered, "Shorelines of the State."

The City of Redmond adopted its current Shoreline Master Program in 2009. The Shoreline Management Act requires that a comprehensive review and update to the Shoreline Master Program be undertaken every eight years. The schedule to complete these reviews is established for every community in RCW 90.58.080(4). Redmond is included in the first round of periodic reviews, which must be completed on or before June 30, 2019. This review ensures the city's SMP stays current with changes in laws and rules, remains consistent with other Redmond plans and regulations, and is responsive to changed circumstances, new information, and improved data.

The proposed changes to the Shoreline Regulations are not substantive, meaning they do not affect what can or cannot be built in the shoreline jurisdiction and do not change the current area and dimensional standards (i.e. height, setbacks, etc.). Most of the proposed

changes occur in the Shoreline Administration and Procedures section. Other key changes include: increased cost thresholds for shoreline exemptions, inclusion of exceptions by state statutes, state relief procedures from shifted ordinary high water marks, and incorporating recent City adopted wireless and wellhead zoning code amendments. In addition, the proposal includes changes to ensure city wetland regulations reflect the Department of Ecology's most recent wetland guidance document based on best available science.

## **A. Analysis**

### **Process to Date**

- January 23, 2019, Planning Commission held a Public Hearing.
- February 20, 2019, Planning Commission recommended approval of the Update.

### **Service Delivery or Fiscal Impacts**

- No service delivery or fiscal impacts.

## **V. TIME CONSTRAINTS**

The updates are required to be completed on or before June 30, 2019. City Council review and action is scheduled for May 7, 2019.

## **VI. LIST OF ATTACHMENTS**

Attachment A: Shoreline Master Program Periodic Review Checklist